

TO LET



Hamlet House, London Road, Forest Hill, SE23

£1,750.00 PCM



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Property Description

A bright and generously proportioned two-bedroom apartment set within the sought-after Hamlet House in Forest Hill, SE23, just moments from Forest Hill Station. This well-appointed home offers a spacious master bedroom complete with an en-suite bathroom, a second double bedroom, a sizeable reception room with ample space for dining, a modern fully integrated kitchen, and a contemporary three-piece family bathroom with a shower over bath.

The property also benefits from secure allocated parking to the rear of the property.

Perfectly positioned in the heart of Forest Hill, the property benefits from excellent local amenities as well as superb transport connections via the Windrush Line and Southern services.

Viewings are strictly by appointment through Samuel Estates. Contact us today to arrange a viewing, this property will not be on the market for long!

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

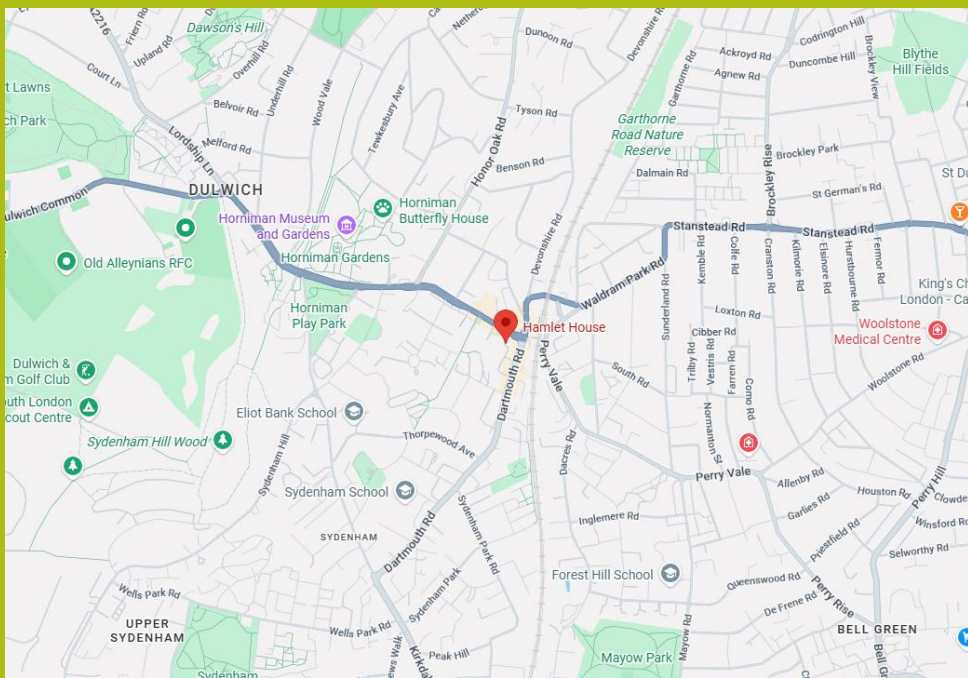
Date Available – 14/03/2026

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – D

Local Authority – Lewisham Council



Property Type

Flat (Conversion)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

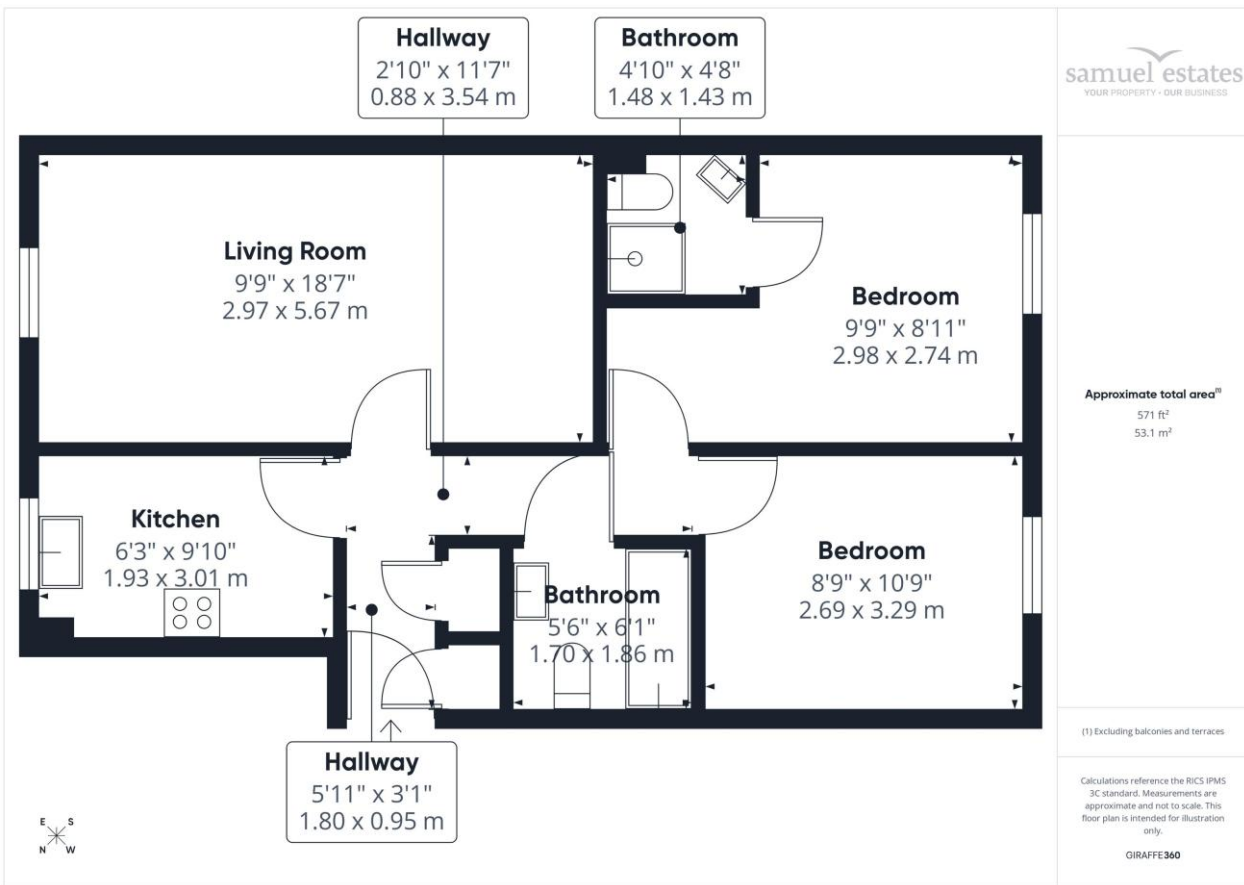
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | 51 | |
| 21-38 F | | |
| 1-20 G | | |
| | | 81 |

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